



FOR SALE

Multi-Building Industrial Site with Income Producing Duplex

1628

**CONCESSION ROAD
CAMBRIDGE, ONTARIO**

WHITNEY
Commercial Real Estate Services

Multi-Building Industrial Site with Income Producing Duplex

This is an opportunity to acquire a well-located industrial facility with excess land.

The site has access from both Bishop Street N and Concession Road. Strong access to public transit with a bus stop less than 200M away.

The site offers a 12,636 SF shop/office, 5,005 SF clear span industrial building, 1,256 SF of unheated storage and a 3,027 SF duplex producing additional income. Benefit from flexible M3 zoning with permitted uses such as warehouse, motor vehicle repair, manufacturing, contractor's yards and many more.

AVAILABLE SPACE |

- Building #1: 12,636 SF
- Building #2: 5,005 SF
- Building #3: 1,256 SF
- Duplex House: 3,027 SF

LAND AREA | 2.305 Acres

ZONING | M3

ASKING PRICE | \$3,625,000

TAXES | \$11,284.00 (2024)



PERMITTED USES

- Commercial Education Facilities
- Contractors Yard
- Fabricating Companies
- Industrial Services Trade
- Laboratories
- Manufacturing & Processing

- Offices
- Packing & Printing Establishments
- Repair & Servicing Activities
- Recycling Facilities
- Storage
- Warehousing & Distribution



Public
Transport



Income
Producing



Clear Span
Industrial Building



Multiple
Entrances

BUILDING #1

TRUCK LEVEL DOOR | 1 - 8' x 8'

DRIVE-IN DOOR | 1 - 8' x 8'
1 - 10' x 10'

CLEAR HEIGHT | 8'10" - 11'1"

ADDITIONAL FEATURES | 3 Private Offices
M/W Washrooms

BUILDING #2 (CLEAR SPAN)

DRIVE-IN DOORS | 1 - 9' x 8'
1 - 11'7" x 10'
2 - 15'8" x 12'

CLEAR HEIGHT | 14'0"

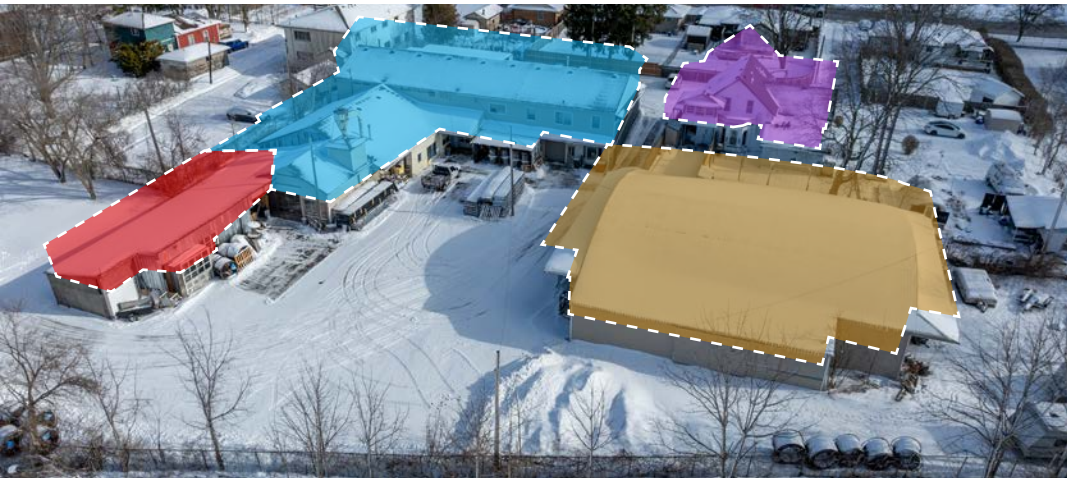
BUILDING #3 (UNHEATED STORAGE)

DRIVE-IN DOOR | 1 - 12' x 10'

CLEAR HEIGHT | 12'7"

DUPLEX HOUSE

AVAILABLE AREA | 3,027 SF

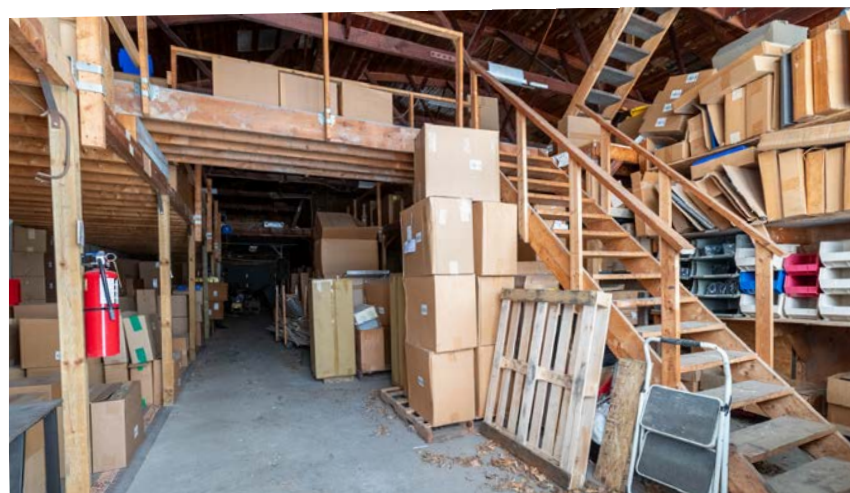


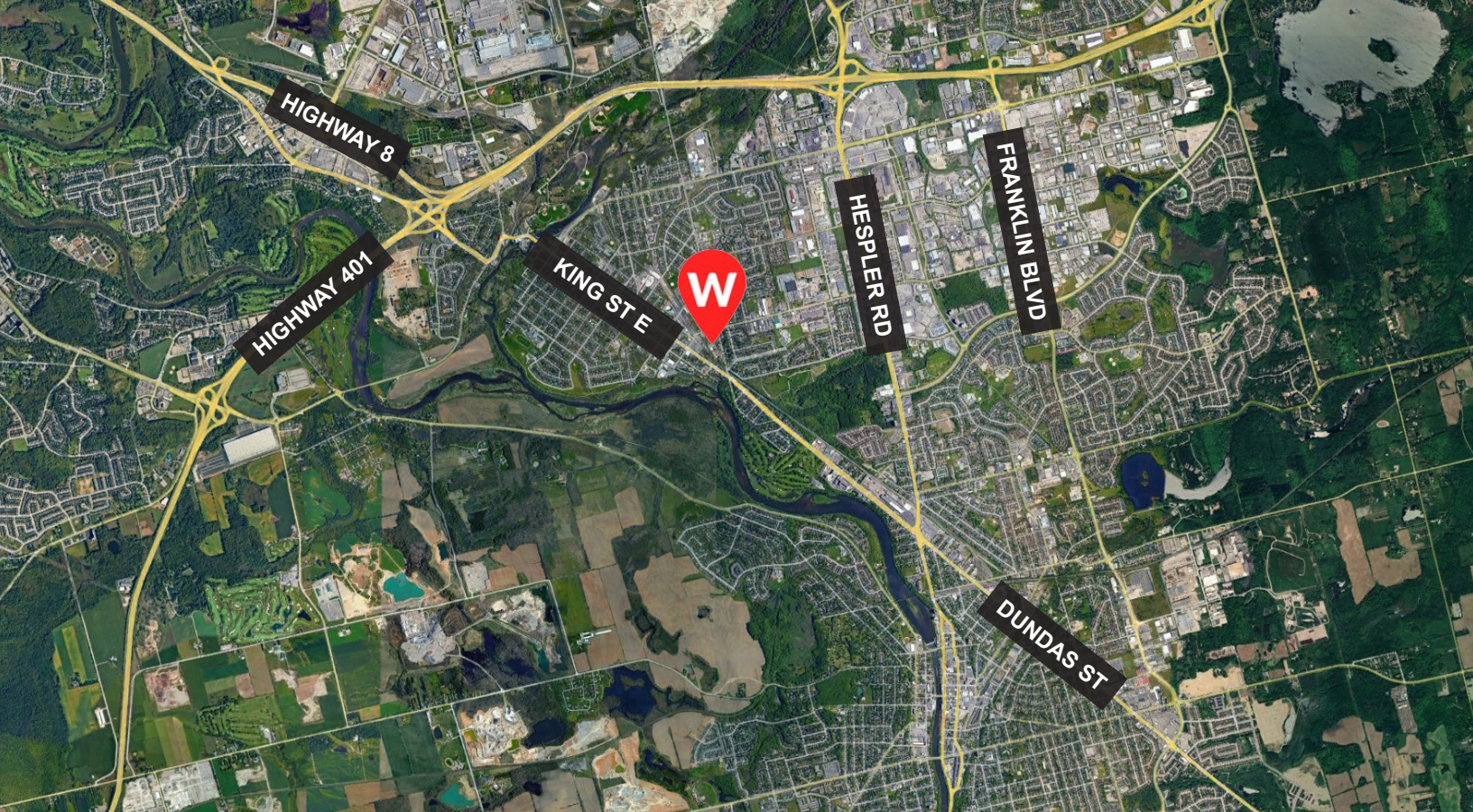
DUPLEX HOUSE

BUILDING #1

BUILDING #2

BUILDING #3





CAMBRIDGE 17KM
 MILTON 45KM
 HAMILTON..... 48KM
 MISSISSAUGA 71KM

LONDON 102KM
 BUFFALO BORDER 152KM
 SARNIA BORDER 201KM
 WINDSOR BORDER 279KM

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**Broker *Sales Representative